

Delaware Population Consortium



Delaware Population Consortium Meeting

Where: 219 Haslet Armory

When: Thursday, May 23rd, 2019
10:00 am to 12:00 pm

Agenda

1. Introductions

2. Review of meeting minutes

- Steve Bayer 1st John Toswell 2nd - approved

3. Senate Bill 7 – An Act to Amend Title 29 of the Delaware Code Related to the Delaware Population Consortium

- Bill Signing – League of Local Governments was also there. DEFAC representative also talked about the bill. League had the biggest concern – now they are aware. Smaller towns are interested in DPC. In effect November 2019. Need to work this summer to roll things out this summer. This year we need to work to put processes in place. Finish this year up. Then work putting procedures in place. By-laws are the place to put procedures in place.
- Concern about ensuring communities about the process
- Debrief from By-Laws Subcommittee
 - i. Include in on next meeting
- Next Steps. Should meet with new group right after legislation comes into effect November 21, 2019. Have organization meeting in November 2019 and then vote on by-laws in December 2019.

Need to be posting agenda 10 calendar days ahead of time. We will post meeting materials after the meeting. Agenda will include action items.

Should schedule quarterly meetings during the year when we're not meeting to discuss population projections.

- ### 4. CCD Projections – Dan. Summary that Ed put together . Sub regional studies – projections become more important with TID in NCCo 18,000 difference in 2050 in Ed's and Dan's numbers – economic and housing Brandywine, Pike Creek and Upper Christina, interesting housing stock, single person HH in Upper Christina has 2,700 houses with 65+ can easily change population equation. Phase 1, Phase 2 of new developments can start at any time. Working with NCCo, they indicate it could be 10% more, numbers are in flux.

Ed and Dan, HH, family, non-family, 65+ all are variables as baby boomers pass on – new family buys house, thousands and thousands of houses that need to be filled – many houses are going to be filled. Births, deaths, and migration are usually looked at for population – how are these distributed in population. How does HH size, family and non-family and 65+ play into population size?

Ed – MOT first look at ACS and then subtracts 2010 migration 1,900, 1,400, 2,200, 1,480, 542. Normal methodology, race, gender, ethnicity, calculate head of household – seeing it flatten out in 2050. Can't see any reason why migration why migration has decreased to MOT has decreased – checked with HSS. MOT is in line for building 3,500 new units. The implication of this is that possibly new housing will be remain vacant. Open question – 65+ age in place. Also looking at housing type. Also will be looking at Bridgeville, Dover DHSA - Housing needs assessment - needs to be done more often. DHSA looking to do an affordable housing study.

Interesting to look at Lewis - is it negative due to deaths and young people can't afford to buy there. Will also be looking DPH data.

Distributing how empty houses will be filled.

DHSA – starting to look at lot sizes as a fair housing issue.

5. Other Business

6. Next meeting date June 27, 2019